



Las Vegas Fire & Rescue Fire Prevention Division Information Sheet



Effective Date: February 1, 2011

CLV Ordinance #6124

The items listed are basic information only. Codes are subject to change. Additional requirements may apply.

Sprinkler System Requirements (Occupant)

Where the property owner is not the occupant, the property owner shall be permitted to pass on the authority for inspecting, testing, and maintaining the fire protection systems to the occupant, management firm, or managing individual through specific provisions in the lease, written use agreement, or management contract. **NFPA 25 4.1.2.3**

The property owner or occupant shall notify the authority having jurisdiction, the fire department, if required, and the alarm-receiving facility before testing or shutting down a system or its supply.

NFPA 25 4.1.3

The property owner or occupant shall not make changes in the occupancy, the use or process, or the materials used or stored in the building without evaluation of the fire protection systems for their capability to protect the new occupancy, use, or materials. **NFPA 25 4.1.5**

Records shall be made for all inspections, tests, and maintenance of the system and its components and shall be made available to the authority having jurisdiction upon request. **NFPA 25 4.4.1**

Records shall indicate the procedure performed (e.g., inspection, test, or maintenance), the organization that performed the work, the results, and the date. **NFPA 245 4.4.2**

As-built system installation drawings, hydraulic calculations, original acceptance test records, and device manufacturer's data sheets shall be retained for the life of the system. **NFPA 25 4.4.4**

Subsequent records shall be retained for a period of 1 year after the next inspection, test, or maintenance of that type required by the standard. **NFPA 25 4.4.5**

Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the proper orientation (e.g., upright, pendant, or sidewall).

NFPA 25 5.2.1.1

Any sprinkler shall be replaced that has signs of leakage; is painted, other than by the sprinkler manufacturer, corroded, damaged, or loaded; or in the improper orientation. **NFPA 25 5.2.1.1.2**

Alarm devices shall be inspected quarterly to verify that they are free of physical damage.

NFPA 25 5.2.6



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The hydraulic nameplate for hydraulically designed systems shall be inspected quarterly to verify that it is attached securely to the sprinkler riser and is legible. **NFPA 25 5.2.7**

Where sprinklers have been in service for 50 years, they shall be replaced or representative samples from one or more sample areas shall be tested. Test procedures shall be repeated at 10-year intervals.

NFPA 25 5.3.1.1.1

Sprinklers manufactured using fast-response elements that have been in service for 20 years shall be replaced, or representative samples shall be tested. They shall be retested at 10-year intervals.

NFPA 25 5.3.1.1.1.2

Dry sprinklers that have been in service for 10 years shall be replaced, or representative samples shall be tested. They shall be retested at 10-year intervals. **NFPA 25 5.3.1.1.1.5**

Gauges shall be replaced every 5 years or tested every 5 years by comparison with a calibrated gauge. Gauges not accurate to within 3 percent of the full scale shall be recalibrated or replaced.

NFPA 25 5.3.2

The freezing point of solutions in antifreeze shall be tested annually by measuring the specific gravity with a hydrometer or refractometer and adjusting the solution if necessary. **NFPA 25 5.3.4**

A supply of spare sprinklers (never fewer than six) shall be maintained on the premises so that sprinklers that have operated or been damaged in any way can be promptly replaced.

NFPA 25 5.4.1.4

Where dry sprinklers of different lengths are installed, spare dry sprinklers shall not be required, provided that a means of returning the system to service is furnished. **NFPA 25 5.4.1.4.2.1**

Compressors used in conjunction with dry pipe sprinkler systems shall be maintained in accordance with the manufacturer's instructions. **NFPA 25 5.4.2.3**

Each automatic fire sprinkler system must be inspected quarterly. One of the quarterly inspections must be termed an annual inspection and be conducted by a qualified licensee. The other quarterly inspections may be conducted by any responsible person, including an employee of a firm, who, in the opinion of the authority having jurisdiction, has sufficient knowledge of the system to conduct such inspections. The quarterly inspections must conform to the requirements of N.F.P.A. Standards 13 and 25. Records of inspection must be kept on-site for review by the authority having jurisdiction. Any deficiencies must be reported to the authority having jurisdiction if the owner or occupant has received notice of the deficiency and fails to correct the deficiency within 30 days. **NAC 477.460**



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If a maintenance inspection indicates that additional work is required on a fire sprinkler system in order to have the system conform to code requirements, the licensee shall notify the owner and the authority having jurisdiction in writing immediately after the inspection. A tag must be properly signed, punched and attached. The word “deficient” must be written across the bottom of the tag. **NAC 477.460**

A licensed company must give 30 days’ written notice to the owner, the occupant and the authority having jurisdiction before it may discontinue service to the owner or the occupant, or both. **NAC 477.460**

The distributor, installer or agency to provide service to customers must submit evidence of its capability to repair and restore an automatic sprinkler system within 24 hours after notification of a fire or fault in the system and must repair a system within 24 hours after being notified by the owner that a system requires service. **NAC 477.465**

Where quick-response sprinklers are installed, all sprinklers within a compartment shall be quick-response. **NFPA 13 8.3.3.2**

When existing light hazard systems are converted to use quick-response or residential sprinklers, all sprinklers in a compartmented space shall be changed. **NFPA 13 8.3.3.4**

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